



## Questions and Responses from INFORMational Town Halls and Phone Calls

### September 30, 2019 Town Hall

- QUESTION:** Any thought towards the video of tonight's INFORMational Town Hall being shown to our preschool parents? **RESPONSE:** The October 16th Town Hall meeting was tailored to the preschool parents. INFORM packets were mailed to the preschool alumni families and given to the current preschool families.
- QUESTION:** How much, if any, has already been pledged towards our Capital Campaign goal? **RESPONSE:** We have just begun the INFORM phase, so lead gifts have not yet been solicited. This will take place during the INSPIRE phase during November. However, approximately eight percent of our goal has been pledged.
- QUESTION:** When we are in Phase 2 of the project and are using the fellowship hall for worship, will the chairs have to be set up and taken down each Sunday and where will they be stored? **RESPONSE:** During that transition period, if the fellowship hall is needed for other activities during the week, yes, the chairs will have to be set up and taken down each Sunday until the new sanctuary is finished. Two storage rooms are included as part of the Phase 1 project, one each in the northwest and southwest corners of the fellowship hall, which will be large enough to store the chairs as well as tables.
- QUESTION:** Is the equipment for the new commercial kitchen (stoves, ovens, refrigerators, etc.) included in the \$4.2 million estimate or will more money have to be raised for items like that? **RESPONSE:** Our architect confirmed that the commercial grade kitchen equipment and other permanent items are included in the estimated cost (dollars per square foot basis) of a building project. Tables, chairs, gym equipment, and youth room furnishings are not included in the estimated cost. Specifics will be addressed by the architect and Building Committee along with Laborers for Christ when they develop their detailed cost estimate from the construction drawings and specifications.

5. **QUESTION:** What opportunities will the youth have to be part of the capital campaign and keep them interested in the project? **RESPONSE:** They will be helping to raise funds to equip the new youth room. They will also be involved in the design and decorating phase - reviewing construction drawings, offering suggestions for carpet and paint colors.
6. **QUESTION:** Will there be a charge to use the facilities, such as the fellowship hall for wedding receptions or basketball games? **RESPONSE:** Policy and protocols will be set by the Board of Elders, Board of Trustees, and Pastor Schultz.
7. **QUESTION:** How many additional slots in preschool will be available after the new addition is finished? **RESPONSE:** At least 60 additional slots will be available for preschool students.
8. **QUESTION:** Will a new access be built from Blackbob Road into the church parking lot? **RESPONSE:** A second access driveway will be added from the northbound lanes of Blackbob into the north end of the new, west side parking lot. The new, west side parking lot will also be accessible from the existing driveway. The City of Olathe invited us to propose a left turn access through the median from the southbound lanes of Blackbob into our new second driveway, at a cost of approximately \$250,000 to \$400,000, but the city will not pay for it. In summary, our parking lots will have two entrances and exits from the northbound lanes of Blackbob.
9. **QUESTION:** With an expanded facility and additional people in the building, how is security for the preschool being handled, especially if there is another activity occurring in other areas of the building, such as the fellowship hall? **RESPONSE:** Security has been addressed in the design layout. Access to the preschool will always be secured after the completion of Phase 1. Admission to other areas of the building will require a keycard or by buzzing in. Doors will be kept locked during the day. In summary, access to the preschool will be secure at all times.

### **October 3, 2019 Town Hall**

10. **QUESTION:** Have we signed all the contracts with Laborers for Christ? **RESPONSE:** The contract with Laborers for Christ consists of two agreements. The first agreement is for consultative services during the design and cost estimating phase. This agreement, with a cost of \$11,100, was approved by the Voters Assembly and has been signed. The second agreement is for the actual construction services where Laborers for Christ provides project management during building construction. This agreement has a cost of \$122,700 and has not yet been signed.
11. **QUESTION:** Will there be a sound barrier between the fellowship hall and the lower level classrooms? **RESPONSE:** The Building Committee will ask the architect what cost effective sound reducing measures are available to be included in the design.

12. **QUESTION:** Regarding the Phase 2 sanctuary addition, are we keeping the stained glass windows?  
**RESPONSE:** Yes, the plan is to reuse/incorporate the existing stained glass windows in the architectural design of the new sanctuary.
13. **QUESTION:** Will the Phase 2 sanctuary addition include a cry room/nursery? **RESPONSE:** Yes, a cry room has been included in the very preliminary plans as part of the design of the new sanctuary.
14. **QUESTION:** Where will the workers from Laborers for Christ live? Will they rent apartments or houses or temporarily live with members of Beautiful Savior? **RESPONSE:** Laborers for Christ workers live in their own RV's. Laborers for Christ has already reached an agreement to park their RVs at the Johnson County Fairgrounds as they did when they worked on the building project at King of Kings in Gardener, KS.
15. **QUESTION:** Will we be offering the workers from Laborers for Christ dinners occasionally as part of our fellowship with them during their time with us? **RESPONSE:** There will be key project milestones where a celebratory dinner with these workers would be appropriate. Church Council and the pastoral staff will review and consider when/if such celebratory dinners would be applicable. In addition, while these workers are here, they will be worshipping with us and participating in congregational activities as though they were members of Beautiful Savior, including events such as Gather Around the Grill, Fall Fest, Community Fun Day, Easter breakfast, etc.
16. **QUESTION:** How many workers will there be from Laborers for Christ? **RESPONSE:** They typically provide 10 to 20 workers depending on the size of the building project.
17. **QUESTION:** What happens with the space between the existing building and the new Phase 1 building? **RESPONSE:** The architect has advised that this space will become a green space/small park.
18. **QUESTION:** What happens if we raise more than the Phase 1 cost of \$4.2M during the capital campaign? Would we proceed with the other phases immediately? **RESPONSE:** Under this scenario, Beautiful Savior leadership would likely bring a motion to the Voters Assembly requesting approval to proceed with Phase 2.
19. **QUESTION:** If we borrow \$2M for Phase 1, how much additional debt could we take on in order to proceed with Phase 2 and when could we do so? **RESPONSE:** For a congregation of our size, LCEF recommends that we keep our maximum mortgage debt in the range of \$2.5M to \$3M. When we could keep our mortgage below this maximum recommended debt after incurring the Phase 2 construction costs, we would then begin to consider proceeding with Phase 2. Other factors would also need to be considered before we could move forward.

20. **QUESTION:** Are there any plans for accommodating more people in our worship services between now and when Phase 1 is complete? **RESPONSE:** Other than overflowing into the narthex, as we do occasionally now, we would have to brainstorm solutions that would not sacrifice the use of the current sanctuary for adult Bible class at 9:30 a.m.
21. **QUESTION:** Will there be dividers in the fellowship hall to permit multiple events/activities to occur simultaneously without sound/noise being an issue? **RESPONSE:** Installation of such dividers in a fellowship hall the size of the one proposed would be cost prohibitive, especially to meet the “no sound/noise issue” requirement. That is not to say that multiple events/activities could not be occurring simultaneously in the fellowship hall. It would just depend on the types of events/activities. Also, with the new lower level classrooms and the dedicated youth room, the Phase 1 facility will definitely be capable of permitting multiple events/activities to occur simultaneously without sound/noise being an issue.

### **October 14, 2019 Town Hall**

22. **QUESTION:** What are the Cottage Gatherings and who are they for? **RESPONSE:** The Cottage Gatherings are fellowship events for the INSPIRE phase of our Trusting Hearts Capital Campaign. They will begin with a devotion, then explore future ministry and mission opportunities, share how we can pray for the campaign and our members, discuss the ways we can participate to make this vision a reality, and enjoy light refreshments and one another’s company. It is anticipated that our time together will provide a unity of purpose for the Phase 1 building project. These gatherings are for everyone whether they attended an INFORMational Town Hall or not. Of the 9 gatherings to be held, the majority will be held in the homes of Beautiful Savior members, and a few will be held at Beautiful Savior.
23. **QUESTION:** Has Laborers for Christ (LFC) had any experience working in our area before and, if so, have they had any conflicts or other issues with any local contractors? **RESPONSE:** LFC recently completed a building project with King of Kings Lutheran Church in Gardner, KS. LFC has advised that they have not had any conflicts with any local contractors, including those that might be related to union labor versus volunteer labor.
24. **QUESTION:** Based on the assumption that our most urgent need is more worship space, why can’t we build the sanctuary first in the Phase 1 building location instead of the fellowship hall? **RESPONSE:** Building the fellowship hall first will allow for easier access to both the new and existing parking lots when we are using the fellowship hall for worship while we build the new sanctuary during Phase 2. For additional information related to why we are building the fellowship hall first, please refer to Question 15 of the original FAQs included in the packet of information distributed at the initiation of the INFORM phase of the campaign.

25. **QUESTION:** Has there been any discussion about adding a third Sunday morning worship service to accommodate our growing worship attendance? **RESPONSE:** Refer to Question 20 above. We would either move the worship services to the fellowship hall earlier than we planned to, or we would look for other options that would not sacrifice the use of the current sanctuary for adult Bible class at 9:30 a.m.
26. **QUESTION:** Why spend money on a commercial grade kitchen when the present kitchen seems to accommodate our needs now? **RESPONSE:** We are planning to have the fellowship hall available for wedding receptions, congregational dinners, and other large events, which will require a kitchen with improved service, prep, and storage areas located in closer proximity to the fellowship hall. Also, the present kitchen does not have a code-required grease trap associated with a commercial grade kitchen, as it was not cost effective to install it at the time of our 2015 narthex expansion. For additional information about the new kitchen, please refer to Question 17 of the original FAQs included in the packet of information distributed at the initiation of the INFORM phase of the campaign.
27. **QUESTION:** The timetable for Phase 1 already seems to be behind schedule, as demolition of the house was supposed to occur in September and it is still standing. How long before it is torn down and site work begun? **RESPONSE:** . Disconnecting the existing gas service to the house (shut off versus capped off) required more approvals than originally thought. As such, a minor delay resulted in getting the proper City of Olathe permits approved, which held up demolition of the house. The gas line was capped, the permits issued, and the house has since been demoed. Water line modification and site work permits are also in progress. The work scope package for the site work planned to be completed this fall will be sent out for bids in the near future, and there is still sufficient time to complete this work prior to the onset of winter.
28. **QUESTION:** What is the Initial Commitments Event? Also, what are the other commitment related events? **RESPONSE:** November 14<sup>th</sup> is the Initial Commitments Event. On this date, those members who are already prepared to turn in their campaign pledge commitment cards will do so to kick off the IMPACT phase of the campaign. November 24<sup>th</sup> is the date when commitment cards are due to be turned in, and we will have a Commitment Luncheon Celebration to thank God that, as sacrificial givers, we use the resources He has provided to fulfill the missions and ministries He has given us to help the needy in our community and spread His Gospel throughout the world. December 4<sup>th</sup> is the date for the Follow-Up team to turn in all remaining commitment cards not turned in previously. December 8<sup>th</sup>, Commitment Dedication & First Fruits Check Sunday, is when the first gifts towards your campaign commitment are to be given.

29. **QUESTION:** Why was the decision made to use LCEF (Lutheran Church Extension Fund) for this campaign when we recently went through a capital campaign for the narthex expansion and should know how to run a campaign? **RESPONSE:** There are several reasons - the first of which is that LCEF has a proven process that provides us direction and maximizes the chances for a successful campaign. They also hold us accountable for stepping through each of the weekly events included in the process. They have provided us with samples of other churches documents from their successful capital campaigns and keep us from making mistakes that cost us time and/or money. Secondly, by using LCEF, we get a discounted interest rate on any loan we need to secure to cover the project cost that is over and above the capital campaign commitments.

### **October 16, 2019 Town Hall**

30. **QUESTION:** The layout of the ground floor of the Phase 1 building shows a small meeting area with two small offices by the elevator. What is the proposed use of this meeting area and offices? **RESPONSE:** It will be flexible space to be used as needed. Examples might include the Sunday school office, Lead-a-Child office, temporary preschool office during the construction of the new sanctuary during Phase 2, meeting rooms, storage rooms, small classrooms, etc.

31. **QUESTION:** How will the fellowship hall be made to look like both a gym and a fellowship hall and also be protected from damage from basketballs? **RESPONSE:** The intention is for the fellowship hall to not “look” like a gym. Rather, the floor will include an outline of a high school size basketball court, and movable floor-mounted stands to be used to support the basketball goals. Protecting the fellowship hall walls from damage from basketballs will need to be addressed by the Building Committee when finalizing the interior design details with the architect.

32. **QUESTION:** What is the timeline for constructing the Phase 1 building? **RESPONSE:** Site work will commence during this fall, 2019, followed by installation of the foundations during the spring of 2020 and building completion during the summer of 2021.

33. **QUESTION:** What is going to happen to the big pile of dirt out by the parking lot? **RESPONSE:** This dirt belongs to the developer of the housing project to the north and east of Beautiful Savior, and most of it will be used for that project. However, the developer has offered to let us have some of it for use as fill dirt where required to level out our site in various locations.

34. **QUESTION:** Does the estimate for Phase 1 include chairs and tables? **RESPONSE:** Tables, chairs, gym equipment, and youth room furnishings are not included in the estimated cost.

35. **QUESTION:** Will the playground equipment be moved? **RESPONSE:** The playground will remain in its current location during Phase 1 construction. However, the playground may have to be temporarily removed from service during the Phase 2 sanctuary expansion.

36. **QUESTION:** What existing building facilities will be demolished? **RESPONSE:** During Phase 1, the house and garage are to be demolished but no other facilities. During Phase 2, everything west of the wall with the big, stained glass window will be demolished to make room for the new sanctuary.
37. **QUESTION:** Will the large, stained glass window be reused? **QUESTION:** Movement of the stained glass windows is not part of Phase 1. The Phase 2 very preliminary plan is for the existing, large, stained glass window to be carefully removed, preserved, and then reused/incorporated in the architectural design of the new sanctuary in such a position that the sun does not directly shine in as much. All of the small, stained glass windows will also be incorporated in the new sanctuary expansion.
38. **QUESTION:** Will the pews in the new sanctuary be padded? **RESPONSE:** This is not part of Phase 1. The Building Committee will address this decision when finalizing the interior design details for Phase 2 in the future.
39. **QUESTION:** How many members do we have? **RESPONSE:** The member count was recently tallied and updated. There are currently 795 members at Beautiful Savior.
40. **QUESTION:** How much thought was put into the Trusting Hearts Capital Campaign goal of \$2.2 million for Phase 1? **RESPONSE:** LCEF typically expects a congregation to raise between 1x to 2x its annual budget for a three-year capital campaign. Since our 2019 budgeted offerings are just under \$1.1 million, the campaign goal was set at \$2.2 million.
41. **QUESTION:** What is the interest rate for the loan to be financed through LCEF? **RESPONSE:** We are currently paying a 4.125% variable interest on a 20-year note. LCEF will roll the current loan into a new one at similar terms.

October 25, 2019